

## **Capsule Summary**

### **Inventory No. F-3-212**

Ball House

600 East Patrick Street

Frederick (Frederick County), Maryland

Ca. 1913

Access: Private

The frame, ca. 1913 American Foursquare dwelling at 600 E. Patrick Street is situated on a level lot on the east corner of Pennsylvania Avenue and Patrick Street. The house faces north overlooking the Frederick Fairgrounds. The house is a three-bay, two-story, American Foursquare that has a pyramidal roof covered with asphalt shingles. It is of frame construction and covered with asbestos shingles. The yard is level with the public sidewalk on the north side and is terraced up about two feet above Pennsylvania Avenue on the west side. A concrete walk that runs from Patrick Street to the front porch stairs divides the yard. A gravel drive runs along the western edge of the lot to a two-bay, concrete block garage of recent vintage that is located on the lot's southwest corner. The .18 acre lot contains the house and a garage.

The Ball House is significant as a component of an area of early suburban development in Frederick, as the city expanded over outlying agricultural fields for residential neighborhoods (National Register Criterion A). The Ball House is significant as an example of an American Foursquare house (National Register Criterion C). The house was constructed circa 1913 after George and Sadie Ball purchased the lot in November of 1912. The house has the defining features of its style, square plan with hipped roof, across-the-front porch and dormer window.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. F-3-212

### 1. Name of Property

(indicate preferred name)

historic Ball House

other

### 2. Location

street and number 600 East Patrick Street

not for publication

city, town Frederick

vicinity

county Frederick

### 3. Owner of Property

(gives names and mailing addresses of all owners)

name Lester C. Koogle Jr.

street and number 600 East Patrick Street

telephone

city, town Frederick

state Maryland

zip code 21701

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Frederick County

liber 1882

folio 599

city, town Frederick

tax map 418

tax parcel 1221A

tax ID number 069768

### 5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
- ☐ Contributing Resource in Local Historic District
- ☐ Determined Eligible for the National Register/Maryland Register
- ☐ Determined Ineligible for the National Register/Maryland Register
- ☐ Recorded by HABS/HAER
- ☐ Historic Structure Report or Research Report at MHT
- ☐ Other: \_\_\_\_\_

### 6. Classification

Category		Ownership		Current Function		Resource Count	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	Contributing	Noncontributing		
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	1	1	buildings	
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion			sites	
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social			structures	
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation			objects	
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	1	1	Total	
		<input type="checkbox"/> government	<input type="checkbox"/> unknown				
		<input type="checkbox"/> health care	<input type="checkbox"/> vacant/not in use				
		<input type="checkbox"/> industry	<input type="checkbox"/> other:				
						Number of Contributing Resources previously listed in the Inventory	
						0	

## 7. Description

Inventory No. F-3-212

### Condition

<input type="checkbox"/>	excellent	<input type="checkbox"/>	Deteriorated
<input checked="" type="checkbox"/>	good	<input type="checkbox"/>	Ruins
<input type="checkbox"/>	fair	<input type="checkbox"/>	Altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The frame, ca. 1913 American Foursquare dwelling at 600 E. Patrick Street is situated on a level lot on the east corner of Pennsylvania Avenue and Patrick Street. The house faces north overlooking the Frederick Fairgrounds and a row of mature sycamore trees growing along the northern edge of Patrick Street. The yard is level with the public sidewalk on the north side and is terraced up about two feet above Pennsylvania Avenue on the west side. A concrete walk that runs from Patrick Street to the front porch stairs divides the yard. A narrow concrete walk runs east and west across the front of the house. There is a small ornamental cherry tree on the west side of the house and a low hedge on the east. A gravel drive runs along the western edge of the lot to a two-bay, concrete block garage of recent vintage that is located on the lot's southwest corner.

The house is a three-bay, two-story, American Foursquare that has a pyramidal roof covered with asphalt shingles. It is of frame construction and covered with asbestos shingles. A hip roofed dormer extends from the north slope of the roof. There is a paired window in the face of the dormer. An interior chimney is located in the center of the house's west wall and juts seven to eight feet above the roof edge.

Windows are one over one sash surrounded by plain trim that has been encased in aluminum. There is a single paned transom above the entrance door.

The porch spans the width of the house and is supported by square brick pillars. The level of the wooden floor is about two and one half feet above that of the yard. Tapered, round columns with a ten-inch base diameter supports a shallow hipped roof that is covered with standing seam sheet metal. A lightweight, vinyl balustrade with a flat handrail and "turned" balusters encloses the porch. Three brick steps flanked by round metal handrails lead up from the yard in the center of the porch.

The .18 acre lot contains the house and a garage.

## 8. Significance

Inventory No. F-3-212

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> Industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> Invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> recreation	<input type="checkbox"/> Law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> exploration/	<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation	<input type="checkbox"/> settlement	<input type="checkbox"/> military	<input type="checkbox"/> other: _____	
<b>Specific dates</b>	c.1910-1920s	<b>Architect/Builder</b>	unknown		
<b>Construction dates</b>	Ca. 1913				

Evaluation for:

☐ National Register ☐ Maryland Register ☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

The Ball House is significant as a component of an area of early suburban development in Frederick, as the city expanded over outlying agricultural fields for residential neighborhoods (National Register Criterion A). The Ball House is significant as an example of an American Foursquare house (National Register Criterion C). The house was constructed circa 1913 after George and Sadie Ball purchased the lot in November of 1912. The house has the defining features of its style, square plan with hipped roof, across-the-front porch and dormer window.

This section of East Patrick Street went through a rapid phase of development in the early part of the 20<sup>th</sup> century. A number of enterprising individuals purchased tracts of land, formerly agricultural fields, along the south side of Patrick Street subdividing the land into building lots, and selling the lots to prospective homebuilders. These subdivisions were part of a general trend of urban expansion throughout the United States. Typically the lots had deep setbacks from the street and relatively large single-family residences.

George and Sadie Ball purchased the lot from William and Marian Delashmutt November 8<sup>th</sup>, 1912. There was one restriction included in the deed, no building could be built "closer than 45 feet from the first line of the deed," which was the southern margin of the Baltimore and Frederick Turnpike.<sup>1</sup> The DeLashmutts were land speculators in the early part of the 20<sup>th</sup> century. They purchased tracts of land on the south side of Baltimore and Frederick Turnpike (East Patrick St.), subdivided it and resold the building lots. George and Sadie Ball sold this property to Lester and Courtney Koogle in 1935.<sup>2</sup> Three generations of the Koogle family have retained ownership of the property to this day, nearly seven decades.

<sup>1</sup>Frederick County Land Records. Frederick County Courthouse. Frederick Co., Maryland, Liber 302, Folio 206.

<sup>2</sup> Ibid, Liber 399, Folio 231.

## 9. Major Bibliographical References

Inventory No. F-3-212

McAlester, Virginia and Lee. A Field Guild to American Houses. New York: Alfred A. Knopf, 1998.  
Frederick County Land Records. Frederick County Courthouse. Frederick Co., Maryland.

### Maps:

Lake, D. J. Atlas of Frederick County Maryland. C. O. Titus & Company. Philadelphia: 1873. Reproduction reprinted by Frederick Landmarks Foundation. 2000

Sanborn Fire Insurance Maps, Frederick City, microfilm collection, Maryland Room, C. Burr Artz Library, Frederick, MD.

## 10. Geographical Data

Acreage of surveyed property .18

Acreage of historical setting .28

Quadrangle name Frederick

Quadrangle scale 1:24,000

### Verbal boundary description and justification

The surveyed property includes the entire Parcel #1221A, of Tax Map 418, as described in Frederick County Land Records Liber 1882, Folio 599. The surveyed area contains the entire property now associated with the Ball House

## 11. Form Prepared by

name/title Daniel Jackson and Paula S. Reed PhD

organization Paula S. Reed and Associates

date June, 2003

street & number 105 North Potomac Street

telephone (301) 739-2070

city or town Hagerstown

state Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

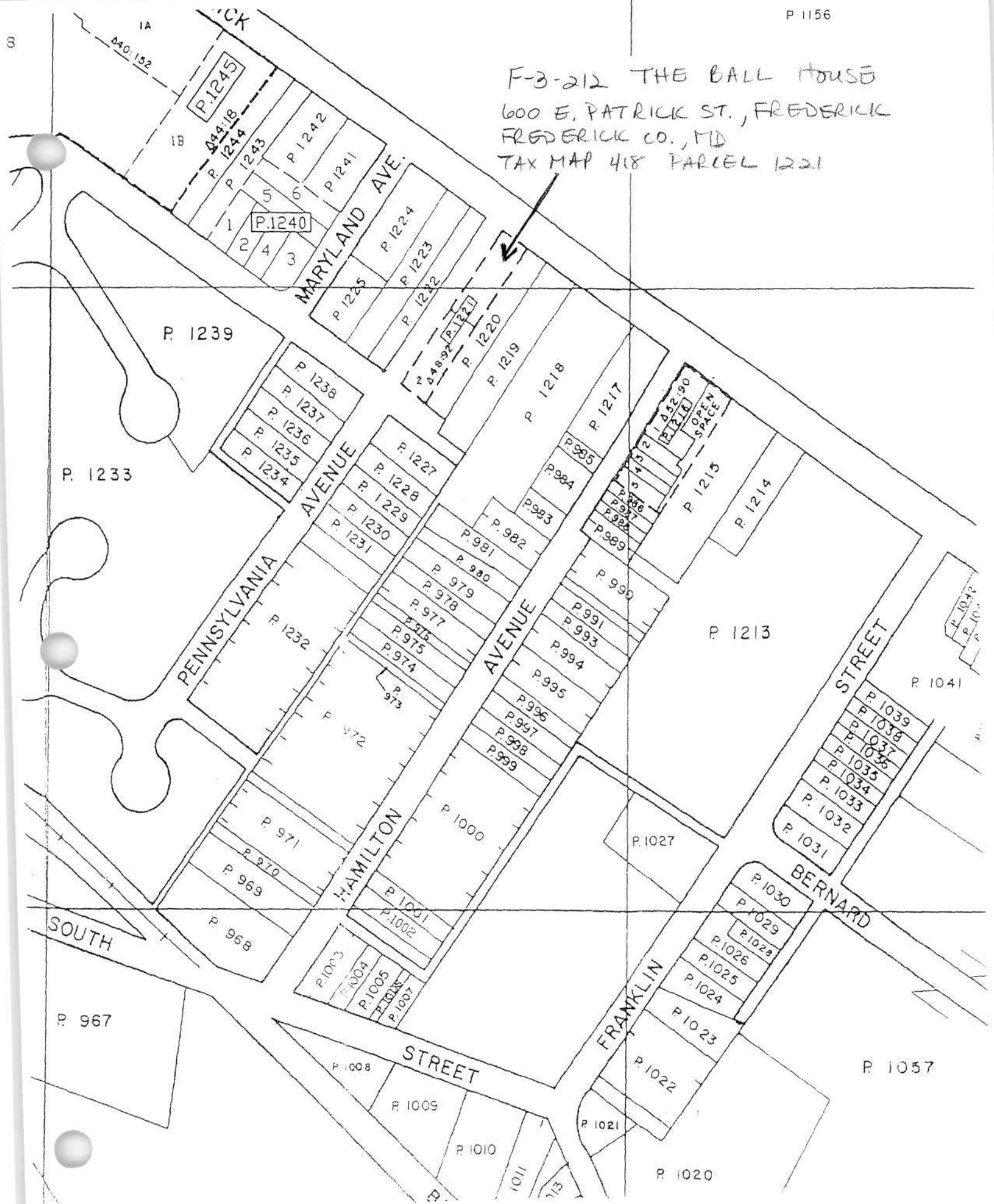
The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
DHCD/DHCP  
100 Community Place  
Crownsville, MD 21032-2023  
410-514-7600

Liber/Folio	Conveyance Date	Price	Grantee	Grantor	Miscellaneous
1882/ 599	April 26, 1993		Lester C. Kozge	Richard B. Kozge Martha E. Fessler	Courtney E. Kozge has life estate plat book 48/93
1762/ 1167	2/15/1992		Courtney E. Kozge et al.  a life estate	Lester C. Kozge	
1234/ 956	5/18/1984		Lester C. Kozge Richard B. " Martha E. Fessler	Lester C. Kozge & Courtney E. "	
399/ 231	7/24/1935		Lester C. Kozge Courtney E. Kozge	George M. Bell Ladie M. Bell	
H.W.B 302/ 206	10/8/1912		George M. Bell Ladie M. Bell	William H. Lockman Marion A. "	Resubmit - 2 alls can't back down at 45 ft. over 10' line of road.



P. 1233



1/2 MILE RACE TRACK

1 K C x

1 K C x

1 K C x

GRAND STAND

GRAND STAND



GRAND STAND

OFFICE

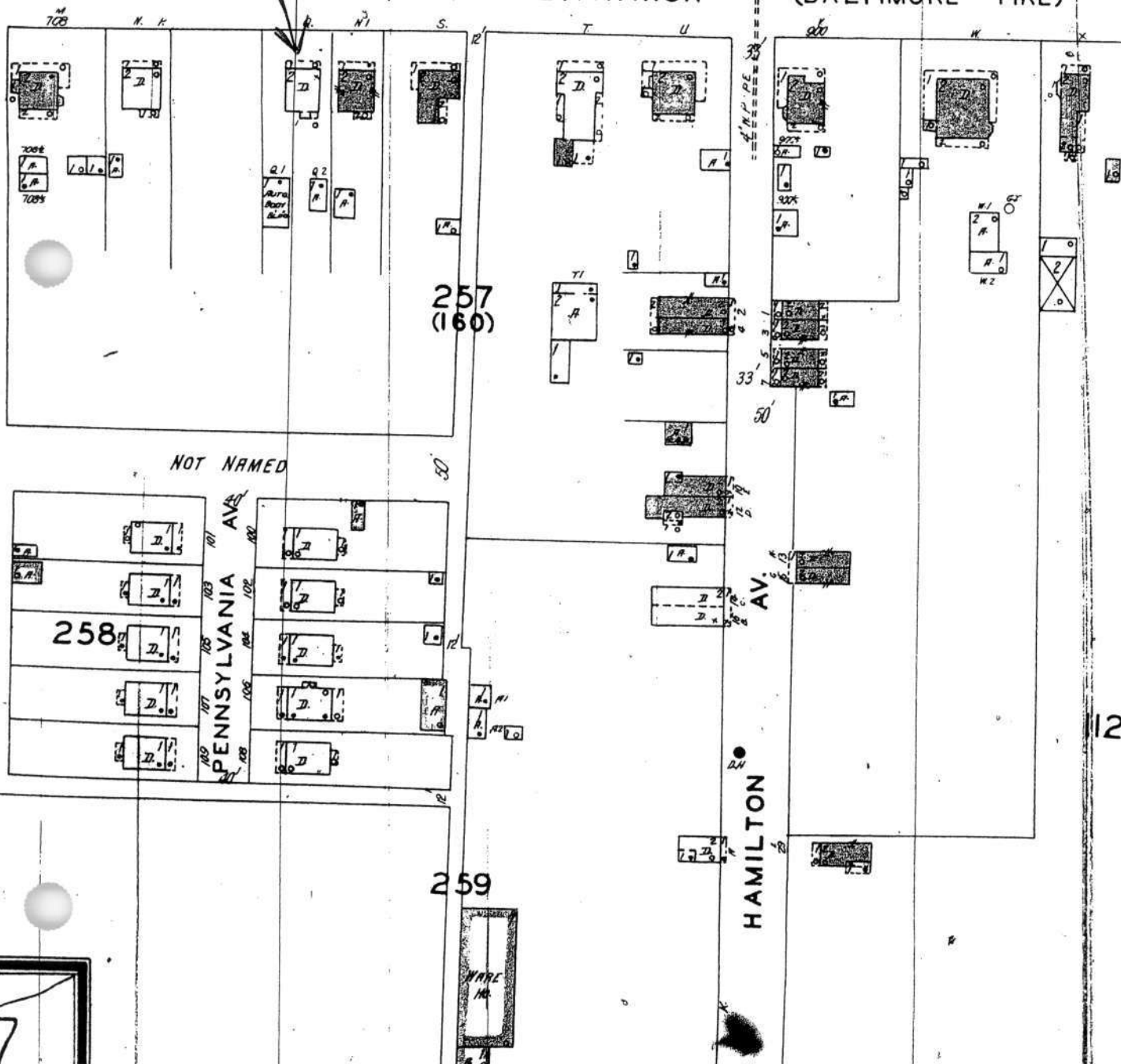
WOODEN REST RM



F-3-212 THE BALL HOUSE  
600 E. PATRICK ST., FREDERICK  
FREDERICK CO, MD  
CARTOGRAPHIC INSURANCE MAP 1930

SITE PLAN

--- E. PATRICK --- (BALTIMORE PIKE)



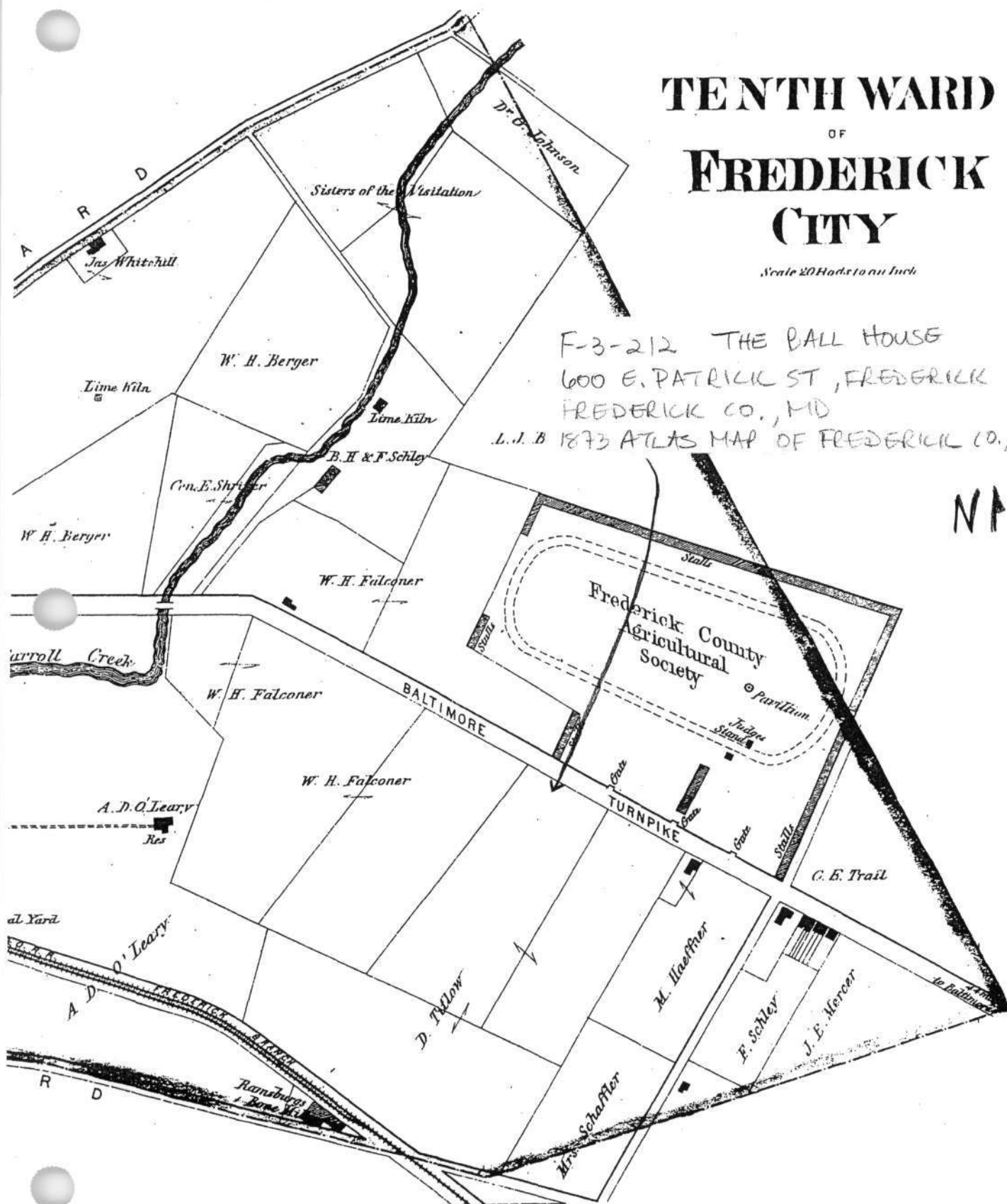


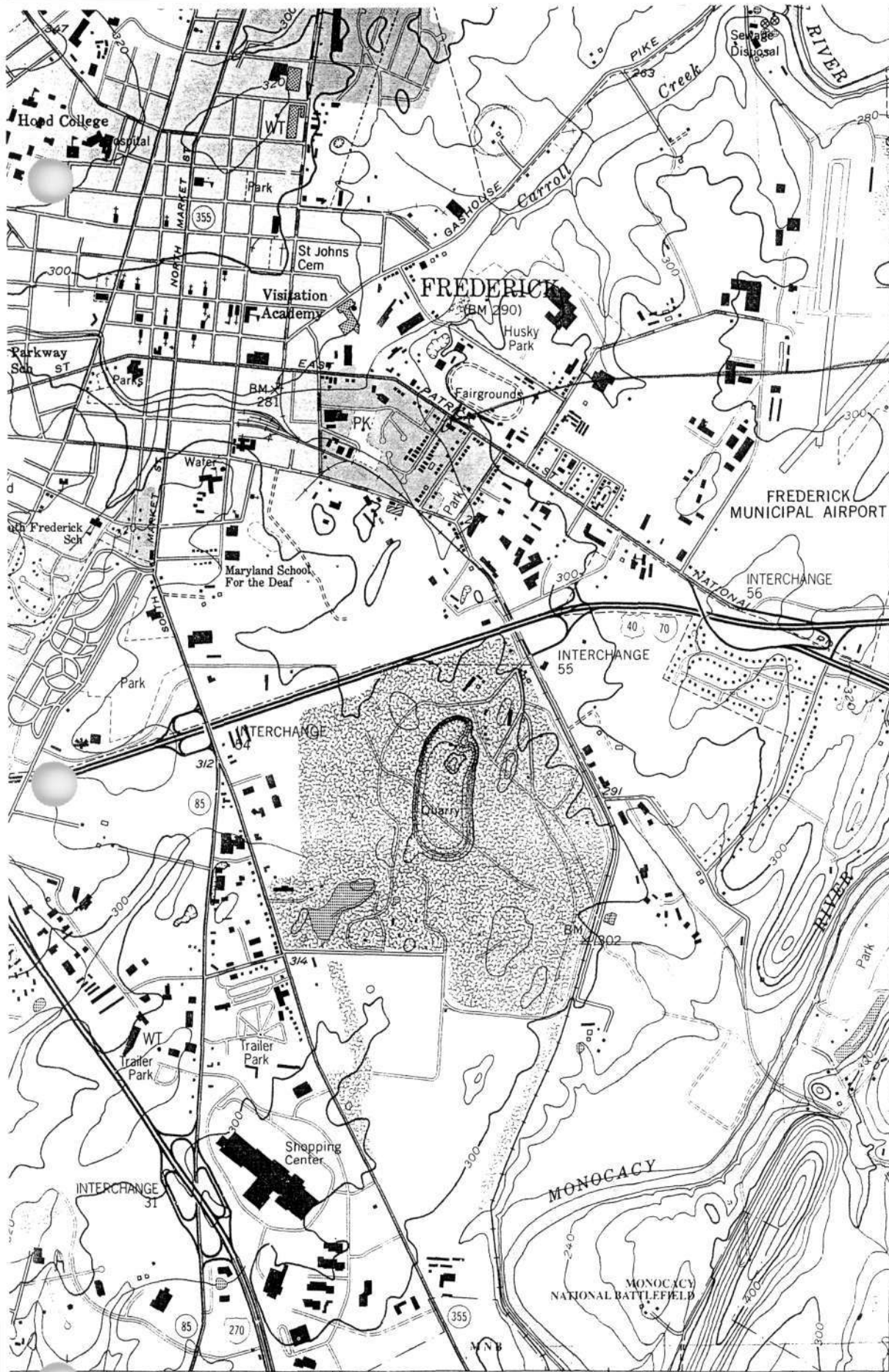
# TENTH WARD OF FREDERICK CITY

Scale 20 Hds to an Inch

F-3-212 THE BALL HOUSE  
600 E. PATRICK ST, FREDERICK  
FREDERICK CO., MD  
L.I.B 1873 ATLAS MAP OF FREDERICK CO., MD

NA





F-3-212  
 THE BALL HOUSE  
 600 E. PATRICK ST.  
 4366  
 FREDERICK  
 FREDERICK CO. MD  
 25'  
 USGS Frederick, MD  
 Quad  
 NA

NEW MARKET 6 MI.  
 BALTIMORE 43 MI.

BUENASTOWN 3.1 MI  
 URBANA 4.6 MI  
 WASHINGTON 11.6 MI

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1994

4361000m N  
 39°22'30"  
 295000m E 77°22'30"

ROAD CLASSIFICATION

- |                                    |  |
|------------------------------------|--|
| Primary highway,<br>hard surface   | Light-duty road, hard or<br>improved surface |
| Secondary highway,<br>hard surface | Unimproved road                              |

1 MILE

URBANA  
 5562 IV SE



F-3-212

# Ball House

600 E. Patrick St., Frederick, MD

Daniel Jackson

June, 2003

MA SHPO

View - southeast - north facade

 $\frac{1}{2}$



F-3-212

Ball House

600 E. Patrick St.

Frederick, MD

Daniel Jackson

June, 2003

MD SHPO

View - southwest - north facade

2/2